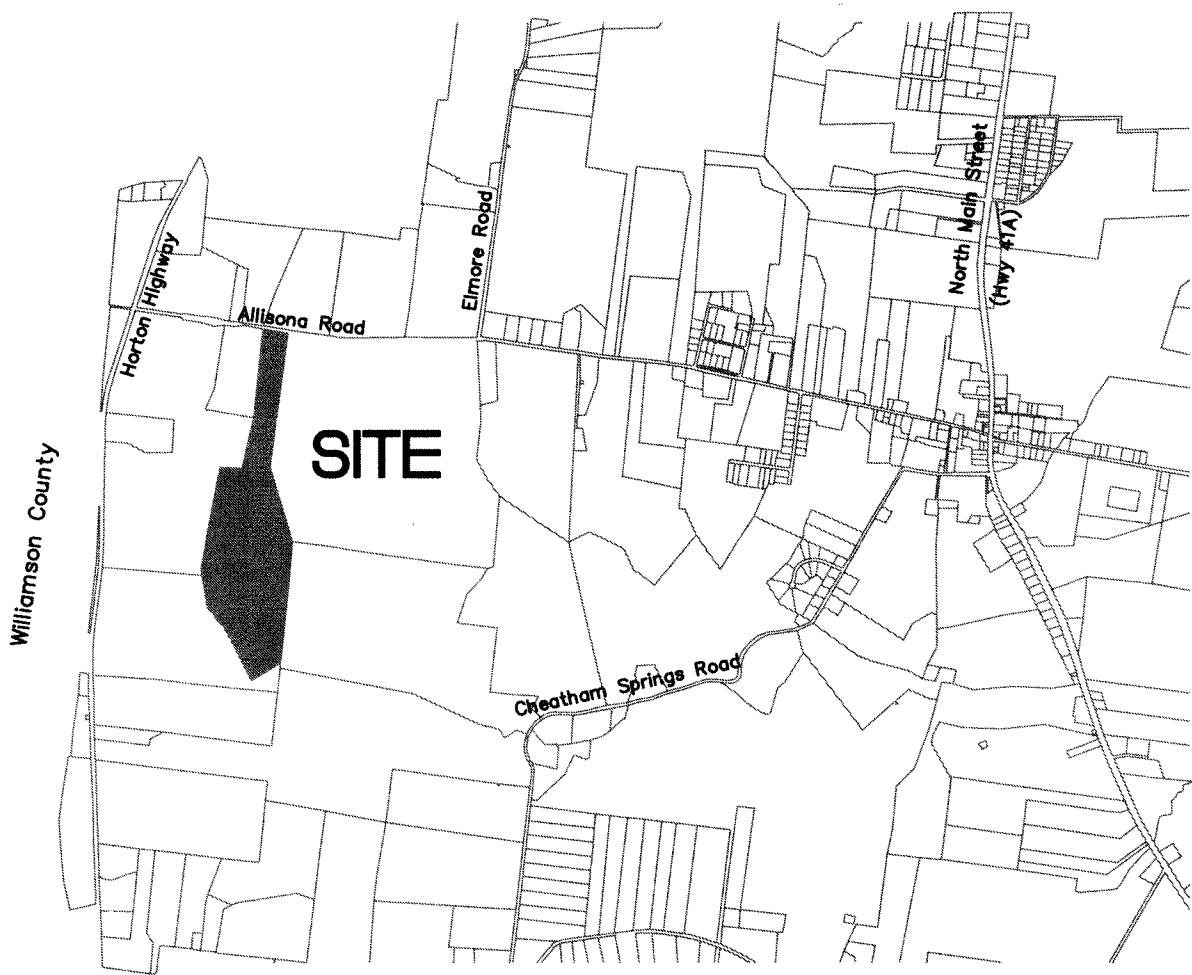


PLAT NOTES

1. In Tennessee, it is a requirement per The Underground Utility Damage Prevention Act that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be Present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. This property may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.



LOCATION MAP  
N.T.S.

PAUL M. DYER  
ET UX GLENDA C.  
R.B. 371, PG. 826

WILLIAM L. FRYE  
ET UX JOYCE M.  
R.B. 77, 1020

TRACT ①  
55.30 Ac.±

MICHAEL D. DELVIN  
AND KAREN A. HOFFEL  
R.B. 1074, PG. 2663

TRACT ②  
8.42 Ac.±

TRACT ③  
24.78 Ac.±

OWEN L. ROGERS  
ETA L JOYCE B. ROGERS TRUSTEE  
R.B. 1037, PG. 1157

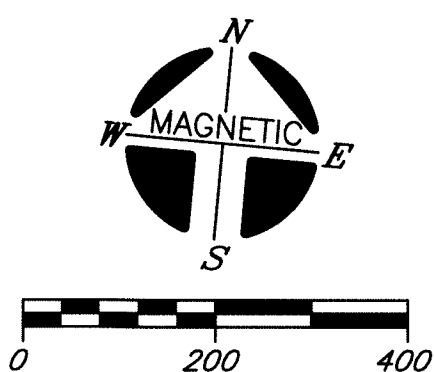
MARY TUNE  
R.B. 1222, PG. 2948

REMAINING PROPERTY  
SAM TUNE  
AND MARY TUNE  
R.B. 679, PG. 3543  
5.76 Ac.±

"PRELIMINARY, NOT FOR CONSTRUCTION,  
RECORD PURPOSES, OR IMPLEMENTATION."

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

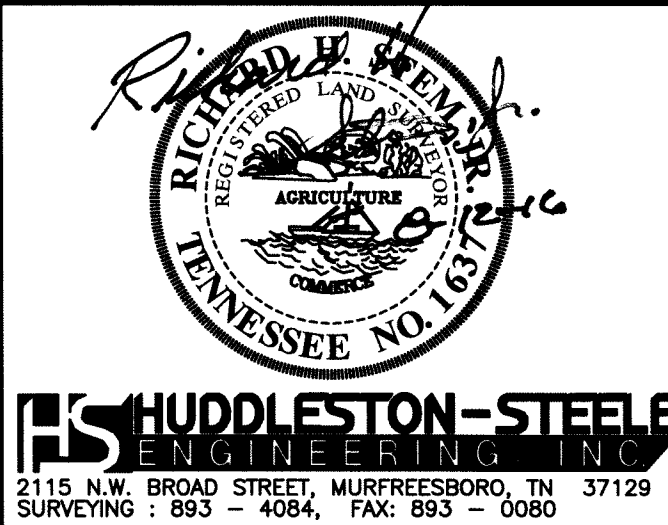
4 TRACTS - 99.13 Ac.±



LEGEND  
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)  
IPF ○ IRON PIN FND.  
○ RAILROAD SPIKE  
- - - FENCE  
● SURVEY POINT  
▲ NAIL

OWNER: Sam Tune and Mary Tune  
ADDRESS: 2133 Allisora Road  
Eagleville, TN. 37060  
Tax Map 143, Parcel 28.04  
Part of Record Book 697, Page 3543

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.



CONCEPT PLAN  
**MAGNOLIA VALLEY**  
**ESTATES**

8th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: AUGUST 2016 SCALE: 1"=200' SH. 1 OF 1